

CHECKLIST ENVIRONMENTAL ASSESSMENT

Project Name:	Right of Way Easement for Recreation and Educational Agriculture
Proposed Implementation Date:	April 3, 2008
Proponent:	City of Belgrade
Location:	SW ¼ Section 36 T1N R4E
County:	Gallatin
Trust:	Common Schools

I. TYPE AND PURPOSE OF ACTION

Sell an easement on State of Montana School Trust lands to allow for recreational and educational agricultural use of the SW ¼ of Section 36 West of Dry Creek Road, Township 1 North, Range 4 East to the City of Belgrade and Belgrade School District #44.

II. PROJECT DEVELOPMENT

1. PUBLIC INVOLVEMENT, AGENCIES, GROUPS OR INDIVIDUALS CONTACTED:

Provide a brief chronology of the scoping and ongoing involvement for this project.

There is currently no lessee on this parcel.

Scoping letter sent out to adjacent landowners, City of Belgrade, Mammoth Ditch Company, and Gallatin Airport Authority. Complete scoping list is contained in appendix A.

Major Concerns from adjacent landowners:

- Traffic – increased flow of vehicles in the area, parking, safety for pedestrians
- Noise – increased due to children playing and traffic
- Infrastructural Development – Lighting was the most obvious concern
- Open Space – Loss of the open space around their homes.

Major Concerns from Mammoth Ditch Company:

- Right of way easements for the ditches
- Liability Issues
- Maintenance for that section of ditch.

Requested a Species of Concern search using the Montana Natural Heritage Program search program.

2. OTHER GOVERNMENTAL AGENCIES WITH JURISDICTION, LIST OF PERMITS NEEDED:

Airport/FFA - - The Airport Board has a Clear Zone Easement D-05827 which encumbers the land to airport/FFA codes and regulations must be followed for any development on this parcel, and must be agreed to by the Airport/FFA.

3. ALTERNATIVES CONSIDERED:

No action – No sale of and easement for recreational and educational agriculture. Continue as grazing land.

Sell an easement for Recreation and Educational Agriculture as proposed.

III. IMPACTS ON THE PHYSICAL ENVIRONMENT

- *RESOURCES potentially impacted are listed on the form, followed by common issues that would be considered.*
- *Explain POTENTIAL IMPACTS AND MITIGATIONS following each resource heading.*
- *Enter "NONE" If no impacts are identified or the resource is not present.*

4. GEOLOGY AND SOIL QUALITY, STABILITY AND MOISTURE:

Consider the presence of fragile, compactable or unstable soils. Identify unusual geologic features. Specify any special reclamation considerations. Identify any cumulative impacts to soils.

Soils are silty loam high in gravel deposited on a flat alluvial plain. No impact expected.

5. WATER QUALITY, QUANTITY AND DISTRIBUTION:

Identify important surface or groundwater resources. Consider the potential for violation of ambient water quality standards, drinking water maximum contaminant levels, or degradation of water quality. Identify cumulative effects to water resources.

No effect on water would be expected.

6. AIR QUALITY:

What pollutants or particulate would be produced? Identify air quality regulations or zones (e.g. Class I air shed) the project would influence. Identify cumulative effects to air quality.

Air quality is good. No impacts to air quality are expected due to this easement.

7. VEGETATION COVER, QUANTITY AND QUALITY:

What changes would the action cause to vegetative communities? Consider rare plants or cover types that would be affected. Identify cumulative effects to vegetation.

The current conditions of the parcel; grazing land, natural grasses, and weeds.

If an easement is granted the management of the vegetation would become the responsibility of the easement holder, when developed the grounds would be mowed and replaced with 'lawn' type grass for playing fields.

8. TERRESTRIAL, AVIAN AND AQUATIC LIFE AND HABITATS:

Consider substantial habitat values and use of the area by wildlife, birds or fish. Identify cumulative effects to fish and wildlife.

Birds of prey may have a negative impact due to losing habitat and hunting grounds

9. UNIQUE, ENDANGERED, FRAGILE OR LIMITED ENVIRONMENTAL RESOURCES:

Consider any federally listed threatened or endangered species or habitat identified in the project area. Determine effects to wetlands. Consider Sensitive Species or Species of special concern. Identify cumulative effects to these species and their habitat.

The Natural Heritage Program has listed three species of concern: Gray Wolf, Bald Eagle, and Small Dropseed. The Gray Wolf and Bald Eagle are listed as "at risk because of very limited and/or declining numbers, range, and/or habitat, making it vulnerable to global extinction or extirpation in the state". The Small Dropseed is listed as "at high risk because of extremely limited and/or rapidly declining numbers, range, and/or habitat, making it highly vulnerable to global extinction or extirpation in the state".

This easement should have no impacts on these species due to its limited scope and acres.

10. HISTORICAL AND ARCHAEOLOGICAL SITES:

Identify and determine effects to historical, archaeological or paleontological resources.

No cultural resources have been identified in the project area.

11. AESTHETICS:

Determine if the project is located on a prominent topographic feature, or may be visible from populated or scenic areas. What level of noise, light or visual change would be produced? Identify cumulative effects to aesthetics.

There will be an aesthetic change to the land. No lighting will be in place due to the Airport and FFA regulations, however the current look of the 'field' will be converted into the look of a recreational park.

12. DEMANDS ON ENVIRONMENTAL RESOURCES OF LAND, WATER, AIR OR ENERGY:

Determine the amount of limited resources the project would require. Identify other activities nearby that the project would affect. Identify cumulative effects to environmental resources.

There would be no impact from the easement.

13. OTHER ENVIRONMENTAL DOCUMENTS PERTINENT TO THE AREA:

List other studies, plans or projects on this tract. Determine cumulative impacts likely to occur as a result of current private, state or federal actions in the analysis area, and from future proposed state actions in the analysis area that are under MEPA review (scoped) or permitting review by any state agency.

This tract has a number of encumbrances and improvements on it including; a 2 county roads (Dry Creek & Penwell Bridge), a airport, a city of Belgrade sewer lagoon easement, an irrigation ditch, Airport "clear zones", a railroad right-of-way & numerous land use licenses. This easement would be new easement for the City of Belgrade and the Belgrade School District #44.

IV. IMPACTS ON THE HUMAN POPULATION
<ul style="list-style-type: none">• <i>RESOURCES potentially impacted are listed on the form, followed by common issues that would be considered.</i>• <i>Explain POTENTIAL IMPACTS AND MITIGATIONS following each resource heading.</i>• <i>Enter "NONE" if no impacts are identified or the resource is not present.</i>

14. HUMAN HEALTH AND SAFETY:

Identify any health and safety risks posed by the project.

Increased activity and traffic in this neighborhood may affect human health a safety.

15. INDUSTRIAL, COMMERCIAL AND AGRICULTURE ACTIVITIES AND PRODUCTION:

Identify how the project would add to or alter these activities.

The granting of this easement will have no impact on the current easements that are currently in place with the City of Belgrade, Gallatin County, Gallatin Field Board, Gallatin Airport Authority, Department of Transportation, Northern Pacific Railway, and Northwestern Energy.

16. QUANTITY AND DISTRIBUTION OF EMPLOYMENT:

Estimate the number of jobs the project would create, move or eliminate. Identify cumulative effects to the employment market.

The proposal would have no affect on quantity and distribution of employment

17. LOCAL AND STATE TAX BASE AND TAX REVENUES:

Estimate tax revenue the project would create or eliminate. Identify cumulative effects to taxes and revenue.

There are no taxes for the state or city.

18. DEMAND FOR GOVERNMENT SERVICES:

Estimate increases in traffic and changes to traffic patterns. What changes would be needed to fire protection, police, schools, etc.? Identify cumulative effects of this and other projects on government services

Increases in traffic and changes in traffic patterns will be handled by the City of Belgrade Planning Board and their planning process.

19. LOCALLY ADOPTED ENVIRONMENTAL PLANS AND GOALS:

List State, County, City, USFS, BLM, Tribal, and other zoning or management plans, and identify how they would affect this project.

This tract is Zoned Public and Institutional lands by the city of Belgrade and zoned by the Airport. The City of Belgrade is the proponent.

20. ACCESS TO AND QUALITY OF RECREATIONAL AND WILDERNESS ACTIVITIES:

Identify any wilderness or recreational areas nearby or access routes through this tract. Determine the effects of the project on recreational potential within the tract. Identify cumulative effects to recreational and wilderness activities.

This project will increase recreational activities for the City of Belgrade and Belgrade School District #44.

21. DENSITY AND DISTRIBUTION OF POPULATION AND HOUSING:

Estimate population changes and additional housing the project would require. Identify cumulative effects to population and housing.

This easement would have no impact on population changes and/or additional housing.

22. SOCIAL STRUCTURES AND MORES:

Identify potential disruption of native or traditional lifestyles or communities.

This easement would bring more people and traffic in to the area. The potential increase in traffic, parking, and noise could affect the current lifestyle on the people living in homes adjacent to the land proposed for this easement.

23. CULTURAL UNIQUENESS AND DIVERSITY:

How would the action affect any unique quality of the area?

The City of Belgrade is an urban environment expanding within its boundaries. This project would not affect the unique quality of the area.

24. OTHER APPROPRIATE SOCIAL AND ECONOMIC CIRCUMSTANCES:

Estimate the return to the trust. Include appropriate economic analysis. Identify potential future uses for the analysis area other than existing management. Identify cumulative economic and social effects likely to occur as a result of the proposed action.

Currently this parcel is not leased, but is classified as grazing land. There are 28 AUM on 61 grazing acres that would provide \$194.32 income to the school trust annually if it were leased.

The proposed easement would affect 55 acres at a appraised value of \$1500.00 per acre for a total one time return to the trust of \$82,500.00.

Due to the encumbrances on the property there are not many other uses for the property.

EA Checklist Prepared By:	Name: Katie Svoboda /s/	Date: 07/16/08
	Title: Office Manager	

V. FINDING

25. ALTERNATIVE SELECTED:

Action Alternative - Sell an easement on State of Montana School Trust lands to allow for recreational and educational agricultural use of the SW ¼ of Section 36 West of Dry Creek Road, Township 1 North, Range 4 East to the City of Belgrade and Belgrade School District #44.

26. SIGNIFICANCE OF POTENTIAL IMPACTS:

I have evaluated the comments received and the environmental effects and determined that significant environmental effects would not result from the proposed easement.

The comments received on the proposal fall into 3 main categories; the development of infrastructure supporting recreational activities, planning, including; the overall plan, access/egress, parking and safety concerns, and the rights and needs of the Mammoth Ditch Company for their ditches in which the water rights pre-date State ownership.

The parcel if developed for recreational use is constrained by the easement held by the Airport Board for a Clear Zone. The infrastructure allowed will have to be approved by the Airport Board. The Board has indicated in a letter that they would have no conflict with the minimal development associated with recreational fields as long as those uses didn't include improvements such as lighting or significant facilities.

For the City of Belgrade and the Belgrade School District #44 to develop the parcel for recreational fields or educational agriculture they will have to go through the planning process. This is a public process and will include the development of a plan addressing their current, proposed uses and the mitigations associated with the possible consequences of those changes.

The Mammoth Ditch Company has two ditches that cross this parcel with water rights that pre-date State ownership. When the City of Belgrade and the Belgrade School District #44 plan for the development of their recreational fields or educational agriculture projects the planning will need to include the rights and needs of the Ditch Company. Those rights and needs should include, but not be limited to access to the ditches for maintenance, liability issues and ownership of the water in the ditches.

This parcel is classified grazing land; currently the DNRC has no lessee on the parcel. The parcel is not very productive, nor is it easily managed for grazing since it is within Belgrade City limits. Due to the location and restrictions on its use its agricultural productivity is not expected to improve. With the City of Belgrade and the Belgrade School District #44 expanding, their need for space is one of the few viable and productive uses of this land that would provide a return to the Trust along with land management for the future.

27. NEED FOR FURTHER ENVIRONMENTAL ANALYSIS:

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EIS

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More Detailed EA

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No Further Analysis

EA Checklist Approved By:	Name: Craig Campbell
	Title: Bozeman Unit Manager
Signature: Craig Campbell/s/	
Date: 07/17/2008	

Appendix A

**OLTROGGE, STEVEN C &
SUZETTE M
819 SPOONER RD
BELGRADE, MT 59714-3169**

**KAY, JASON E & STEFFANY L
817 SPOONER RD
BELGRADE, MT 59714-3169**

**CUTLER, KATHERINE A
815 SPOONER RD
BELGRADE, MT 59714-3169**

**YEARICK, CHRISTOPHER J &
ANICEE
813 SPOONER RD
BELGRADE, MT 59714-3169**

**CROWE, SHEILA
811 SPOONER RD
BELGRADE, MT 59714-3169**

**BIRTIC, GEORGE J & PRISCILLA
FL
809 SPOONER RD
BELGRADE, MT 59714-3169**

**SCHNELL, DOUGLAS J &
GRETCHEN A
807 SPOONER RD
BELGRADE, MT 59714-3169**

**LOWE, BRIAN D
805 SPOONER RD
BELGRADE, MT 59714-3169**

**WHITE, ROBERT E & CAROL J
601 GOLDEN WEST DR
BELGRADE, MT 59714-8366**

**TOMASCHKO, DEAN A
709 SPOONER RD
BELGRADE, MT 59714-3168**

**MCCOWN, SCOTT & JENNIFER
707 SPOONER RD
BELGRADE, MT 59714-3168**

**HESPEN, PAUL W & MARDEE A
705 SPOONER RD
BELGRADE, MT 59714-3168**

**WALTER, JOSHUA & KRISTEN
703 SPOONER RD
BELGRADE, MT 59714-3168**

**BELGRADE BASEBALL INC
PO BOX 221
BELGRADE, MT 59714-0221**

**FREDRICKSON, MICHAEL L
601 SPOONER RD
BELGRADE, MT 59714-3163**

**JOHNSON, JOHN L & TRACY D
600 MAYFAIR DR
BELGRADE, MT 59714-8332**

**SCHWAHN, DEBORAH K
503 SPOONER RD
BELGRADE, MT 59714-3165**

**ODONNELL, MICHAEL P & TINA L
501 SPOONER RD
BELGRADE, MT 59714-3165**

**MILLS, RANDY L & CANDACE C
119 W MAIN ST
BELGRADE, MT 59714-3614**

**CLEVIDENCE, MARK H & ROSE A
417 AL DR
BELGRADE, MT 59714-3106**

**WASS, ALAN C & STACI L
415 AL DR
BELGRADE, MT 59714-3106**

**GUENTHER, CHRISTINE E
413 AL DR
BELGRADE, MT 59714-3106**

**ALZHEIMER, TIM C &
ANASTATSIA A
411 AL DR
BELGRADE, MT 59714-3106**

**BLANKENSHIP, SHIRLEY A
409 AL DR
BELGRADE, MT 59714-3106**

**GRANLIE, TYSON
407 AL DR
BELGRADE, MT 59714-3106**

**RIGGS, MICHAEL C & TERESA M
405 AL DR
BELGRADE, MT 59714-3106**

**OBRIAN, RICHARD C & DIANNE R
15 CAROL LN
LIVINGSTON, MT 59047-4013**

**EHRESMAN, ETHEL P
401 AL DR
BELGRADE, MT 59714-3106**

**CYSEWSKI, MIKE D & LAURE L
PO BOX 515
BELGRADE, MT 59714-0515**

**IVERSON, PHILIP D & KATHI L
311 AL DR
BELGRADE, MT 59714-3104**

**GRAY, SCOTT & GLENIS M
309 AL DR
BELGRADE, MT 59714-3104**

**GREGORY, THOMAS M & DEBRA J
307 AL DR
BELGRADE, MT 59714-3104**

**WEST, JEFFREY M & LYNN M
305 AL DR
BELGRADE, MT 59714-3104**

**PATTERSON, ETHEL M FAMILY
TRUST
407 HELEN DR
BELGRADE, MT 59714-3112**

**WALKER, KIMBERLY &
SAETEREN, CARTER & BJORN
48 CRESCENT POINT RD
BOZEMAN, MT 59715-7737**

**DIGHANS, RICKY L & KAY M
211 AL DR
BELGRADE, MT 59714-3102**

**MILLER, KEVIN D & TRACI J
209 AL DR
BELGRADE, MT 59714-3102**

**WEHREN, BARBARA M
207 AL DR
BELGRADE, MT 59714-3102**

**KUNDERT, KEVIN F & EVELYN E
205 AL DR
BELGRADE, MT 59714-3102**

**RUSSO, GARY JOHN II & TRACY N
203 AL DR
BELGRADE, MT 59714-3102**

**FANDRICH, NORVAL G & JOAN M
201 AL DR
BELGRADE, MT 59714-3102**

**IVERSON, ANITA JANEEN
718 AL DR
BELGRADE, MT 59714-3154**

**Patty Gunderson
Deputy Clerk Montana Water Court
P.O. Box 1389
Bozeman, MT 59771**

**City of Belgrade
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Belgrade, MT 59714**

**Gallatin Airport Authority
850 Gallatin Field Road, Suite 6
Belgrade, MT 59714**

**Mammoth Ditch
c/o Dave Jones
P.O. Box 312
Belgrade, MT 59714**